

# OUTLINE DEVELOPMENT PLAN

## SABLE GLEN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO SHEET 1 OF 3

### OWNERS

Mr. Isaac Moradi  
c/o Mr. Everett Pfeiff  
6530 Daylilly Court  
Niwot, CO 80503  
(303) 748-8863

### APPLICANT'S REPRESENTATIVE

Keystone Development Company  
7000 E. Belleview Ave., Suite 350  
Greenwood Village, CO 80111  
(303) 931-4498  
Contact: Steve Parry

### TECHNICAL CONSULTANTS

### PLANNER/LANDSCAPE ARCHITECT:

Kirby Smith & Associates, Inc.  
6201 So. Hudson Court  
Centennial, CO 80121  
(303) 694-9484 Fax (303) 694-9272  
Contact: Kirby Smith

### CIVIL ENGINEER:

Peak Civil Consultants  
2525 16th Street, Suite 210  
Denver, CO 80211  
(720) 855-3859  
Contact Bob Kelsey

### TRAFFIC ENGINEER:

LSC Transportation Consultants  
1889 York Street  
Denver, CO 80206  
(303) 333-1105  
Contact: Ben Waldman

### SURVEYOR:

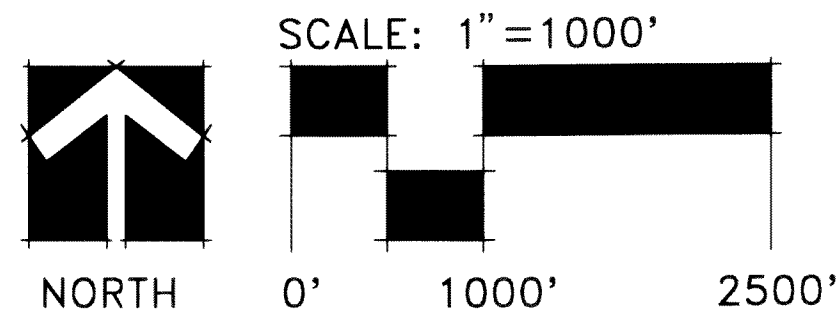
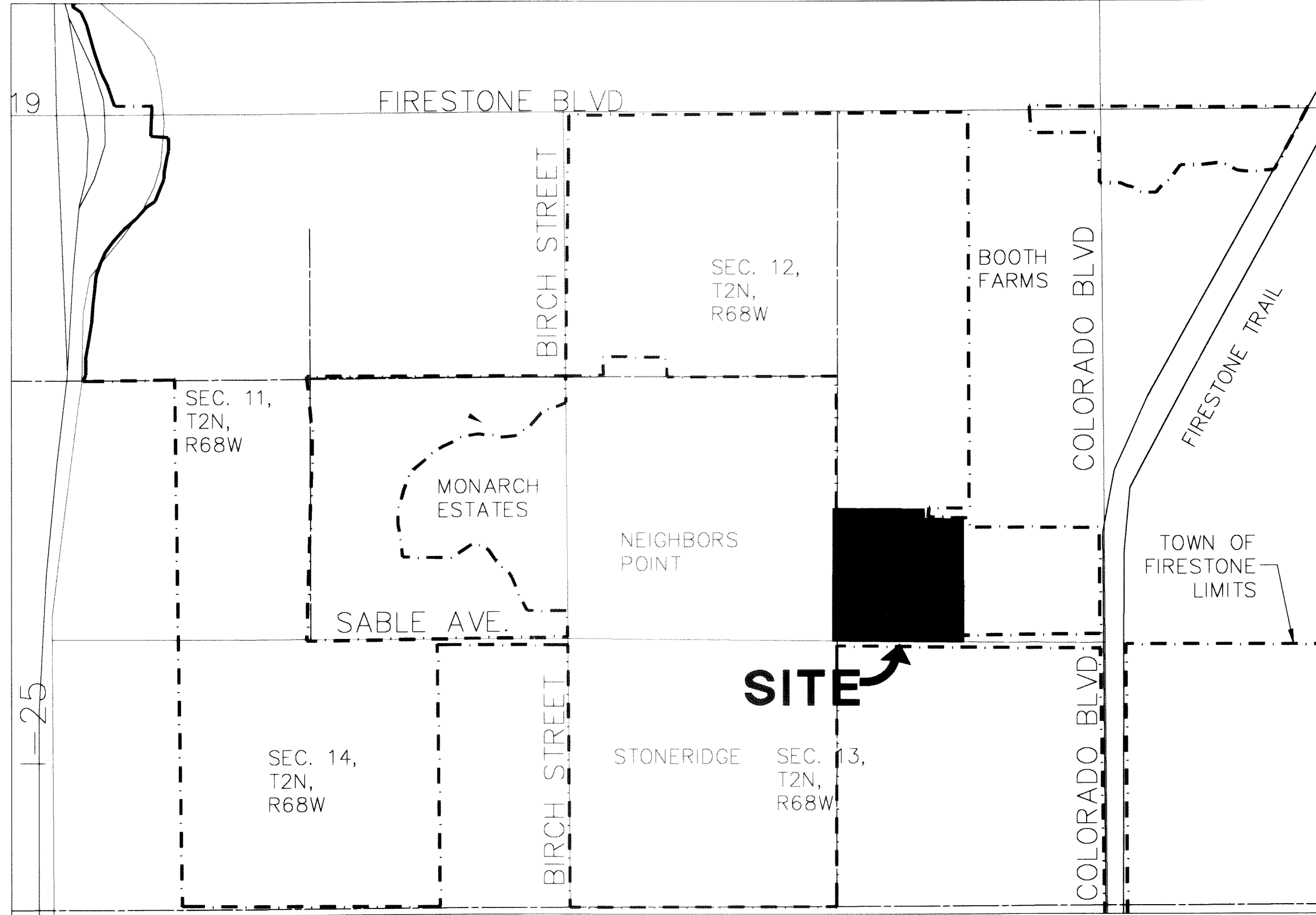
Foresight West Surveying  
12424 E. Weaver Pl.  
Suite 100  
Englewood, Colorado 80111  
(303) 504-4440  
Contact: John Christy

### REGIONAL IMPACTS

The property is within the Town's Urban Growth Boundary, as established by an intergovernmental agreement between Firestone and Weld County, et al. Sable Glen and the proposed residential density is generally consistent with the Firestone Comprehensive Plan. Prominent surrounding land uses include the Neighbors Point development (R-A) located west of the Sable Glen property, and the proposed Stoneridge Subdivision (R-A) located southwest of the site across Sable Ave. and the Booth Farms Subdivision (R-B, R-C and NC) located northeast of the site.

Lands immediately north, east, and south of the Sable Glen property are not presently annexed into Firestone, and other than the active farm and dairy to the north, the others are currently large acreage residential parcels (5 acres and greater) zoned A-Agricultural in Weld County. The Sable Glen development will be of compatible residential density to the adjacent subdivisions located within Firestone. The Sable Glen project will add to the diversity of housing options in this area and provide a significant open space area.

### VICINITY MAP



### ENVIRONMENTAL INFORMATION

A thorough Environmental Site Assessment (ESA) was undertaken as part of the planning process for the Sable Glen property. A Phase I Environmental Assessment report dated August 22, 2003 was prepared by Western Environmental and Ecology, Inc.. As part of this process, environmental concerns and issues were identified to determine both the opportunities and constraints of the site. The ESA consisted of a review of historical information, federal, state and local records; interviews with persons knowledgeable of the property; and a site reconnaissance.

The ESA reported that there are no oil/gas wells on the site, however, an oil/gas transmission line traverses the eastern edge of the property. Historically, use of the property and surrounding areas was agricultural. Government records indicate no sites or incidents are associated with recognized environmental conditions on or near the property.

The ESA identified the following on the property:

- One existing residence and several farm operations related outbuildings. Potential asbestos containing material from the residence was tested for asbestos content, and the analysis results showed no asbestos in the material.
- The workshop building contained several five gallon containers labeled as hydraulic fluid, window washing fluid, fertilizer and herbicides. These were all on original containers. No evidence of leaking or staining was observed.
- The remaining out buildings were generally empty.

The ESA has revealed no evidence of recognized environmental conditions associated with the property.

Based on a review of past oil and gas lease, a 1974 affidavit, and Colorado Oil and Gas Conservation Commission Records, no active wells exist on the subject property. The review indicated that a "J-sand" test well was drilled in 1973 and has since been abandoned.

Additionally, no known endangered species were found to exist on the site.

### PROJECT CONCEPT

The Sable Glen Planned Unit Development ("PUD") is a planned residential community that encompasses 40.1 acres. This Outline Development Plan ("ODP") encompasses 39.2 acres. The property consists of a portion of the Southeast quarter of Section 12, located approximately one-quarter mile west of Colorado Boulevard, approximately one-half mile east of Birch Street, and North of Sable Avenue. There are 4 proposed vehicular entrances into the community; three from Sable Avenue, and one from the adjacent Neighbors Point planned residential development to the west. Two of the proposed entrances from Sable Avenue are planned to be further identified through enhanced signage and landscape treatments.

The Sable Glen development is zoned PUD, with the Outline Development Plan establishing Residential-A ("R-A"), Open Space ("OS") land use categories, and a small area of restricted Neighborhood Commercial ("NC") land use category. The maximum overall residential density established by this PUD is 2.2 dwelling units per acre which would yield - a maximum of 85 residential dwelling units.

The 1.6 acre NC area will incorporate the existing ranch house as either a private single family dwelling unit or its use as an Events Center with limited commercial uses as defined in the Firestone Development Regulations and specifically in the Land Use and Zoning section of this ODP.

The Sable Glen ODP will incorporate a central open space area of approximately 16.9 acres as the focal point of the project. This area includes the 100 year storm inundation limits and provides a visual amenity for the community and functional open space. Smaller pockets of open space areas will provide a buffer and landscape amenity along the Sable Avenue frontage.

Pedestrian connectivity will be provided for throughout the development. Cul-de-sacs adjacent to the open space area will be 'open' to this area to allow for pedestrian access and enhance the visual connection to the park and Front Range from internal streets. Trails within the central open space area may be developed in the future by the Town of Firestone or the HOA.

Architecture, signs, fencing and other design elements will be integrated into a common theme, creating a strong sense of community.

### LEGAL DESCRIPTION

~~KNOWN ALL MEN BY THESE PRESENTS, THAT I, ISAAC MORADI BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBE LAND, TO WIT:~~

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO BEAR SOUTH 89° 30'56" EAST; THENCE SOUTH 89° 30'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 1331.43 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE NORTH 00° 07'45" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 1246.62 FEET TO THE SOUTHEAST CORNER OF OUTLOT "G", BOOTH FARMS, SECOND FILING RECORDED AT RECEPTION NO. 2909675 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID CORNER IS MONUMENTED WITH A 1/2" REBAR & PLASTIC CAP, STAMPED "LS 23513"; THENCE NORTH 89° 44'46" WEST, A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "G", SAID CORNER IS MONUMENTED WITH A 1/2" REBAR & PLASTIC CAP, STAMPED "LS 23513"; THENCE NORTH 00° 07'45" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "G", SAID CORNER IS MONUMENTED WITH A 1/2" REBAR & PLASTIC CAP, STAMPED "LS 23513", SAID CORNER IS ALSO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE NORTH 89° 44'46" WEST, ALONG SAID NORTH LINE A DISTANCE OF 928.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE SOUTH 00° 00'54" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 1341.24 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 1,746,999 SQUARE FEET OR 40.106 ACRES, MORE OR LESS.

Prepared For:

Isaac Moradi

c/o Mr. Everett Pfeiff  
6530 Daylilly Ct.  
Niwot, CO 80503  
(303) 749-8863 Fax (303) 652-4147

Prepared By:

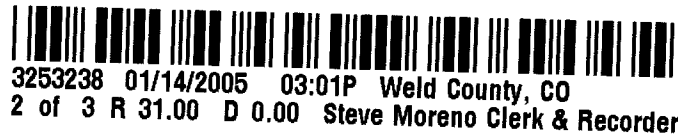


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Land Planning • Site Design • Landscape Architecture  
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(303) 694-9484 FAX (303) 694-9272

### FIRESTONE INFORMATION BLOCK

Name of Submittal:	Sable Glen
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	MAP SHEET: COVER
Preparation Date:	October 29, 2003
Revision Date:	January 13, 2004
Revision Date:	February 20, 2004
Revision Date:	May 20, 2004
Revision Date:	August 27, 2004
Sheet 1 of 3	





## UTILITIES

The Sable Glen water distribution system is anticipated to consist of 8-inch water mains. Three proposed connection points will be at the main entrances to a new 8-inch water main to be built in Sable Avenue. A fourth connection is anticipated to be to the proposed 8-inch waterline in Sandy Ridge Avenue to be built with the Neighbors Point Subdivision. This water system is anticipated to be looped within the site to provide adequate water supply and fire protection.

The Sable Glen sanitary sewer system is anticipated to be entirely a gravity system. It is planned to connect to the existing trunkline that follows the drainageway. The eastern portion of the site is anticipated to connect to an existing manhole near the northeast corner of the site, while the western residential portion is anticipated to connect to an existing manhole near the north central portion of the site. The trunk line conveys flows north through the Booth Farms project and to the existing 18-inch WCR 13 south trunk line. Wastewater from both systems flow in St. Vrain Sanitation District trunk lines to the District wastewater treatment facility. The sanitary sewer system will be designed according to the District Standards.

The drainage system for Sable Glen is anticipated to consist of streets, gutters, inlets, storm sewers, culverts, natural grass swales and two detention ponds. The on-site runoff will flow to the proposed detention ponds will be designed to contain the developed runoff from this site. These ponds will release flows at or below historical rates. The Tri-Town drainageway bisects the property generally from the south to the northeast. A lateral of the Godding Ditch crosses the northwest portion of the site. The ditch conveys irrigation flows from north to south. Another abandoned ditch also crossed the property from south to northeast. The proposed northwestern detention pond's release will be directed into the drainageway near the Godding Ditch lateral outfall location. The second proposed pond will release to the existing drainageway located in the central open space area.

Final utility and drainage plan layout and design shall be as determined through the Preliminary Development Plan ("PDP") and Final Development Plan ("FDP") processes.

## GRADING CONCEPT

Grading of the site will be performed in a way to generally conform to the existing site topography and drainage patterns. Shaping of the site to conform with the proposed lot and street layout will be required. The roads and lots within the site will be overlot graded to establish the required drainage patterns, lot pad grades, and road grades pursuant to the Town of Firestone criteria. The large interior open space area will not be graded and will be left in an undisturbed condition, except for grading required for detention areas. Additional minor final grading around structures will be required during home construction. Grading required in the development of a lot must be completed within the lot boundaries. It is also the intent of the subdivision to minimize recontouring of the individual sites. Grade forms should be smooth and natural in appearance.

## SERVICE REQUIREMENTS

Telephone: Qwest  
Cable: AT&T Cable  
Gas: Kinder Morgan  
Schools: St. Vrain RE-1J  
Recreation: Carbon Valley Recreation District  
Water: Town of Firestone  
Fire: Frederick Firestone Area Fire Protection District  
Sanitation: St. Vrain Sanitation  
Electricity: United Power  
Police: Town of Firestone

## CIRCULATION SYSTEMS

There are four proposed primary vehicular entries into the Sable Glen development. Three entries will be from Sable Ave. south of the property. The fourth entry is planned to connect to a proposed extension of Sandy Ridge Avenue, a local street in the adjacent Neighbors Point subdivision. All of these roads are anticipated to each have a right-of-way width of 54-feet. The western most street accessing from Sable Ave. is proposed to continue to the north and connect to Sandy Ridge Avenue, the access point from the Neighbors property. The two more easterly access streets from Sable Ave. are intended to loop internally to connect with one another. These streets are proposed to also provide the primary vehicular access in the future to the central open space area. The existing private drive serving the existing ranch house and the Events Center is intended to remain at its current location, and shall generally only be utilized for access during scheduled events.

All local streets within the development are anticipated to have a right-of-way width of 54'. Roads, where practical, will be designed to take advantage of open space views. Final access locations and street circulation. shall be as determined through the PDP and FDP processes.

## DENSITY

The residential density for the R-A areas in Sable Glen is 2.2 dwelling units per gross acre. This density ratio is calculated by dividing a potential maximum of 84 dwelling units in the R-A area by 37.6 acres which is the sum of the acreage in the R-A and the OS areas. The one existing residential dwelling unit in the NC area has a gross area density of .6 dwelling units per net acre, with a permitted density of .7. The maximum potential floor area ratio for the NC area is 20% for a maximum potential floor area of 14,113 square feet. The 14,113 square feet includes the existing residence regardless of whether it is used as a residence, an events center or both.

## BUILDING HEIGHT

The building height for the R-A, OS and NC area shall be shall be 38-feet. The definition of Building height is as defined in the Firestone Development Regulations.

## DEVELOPMENT SCHEDULE

Generally, development of the site will occur from 2005 to 2007. The timing of development will be subject to approval of the FDP/Final Plat and Final Utility Plans. Development will occur in a logical and cost effective manner, based on infrastructure extension and market conditions. Specific development phasing will be determined during the Preliminary Development Plan and Final Development Plan processes.

# OUTLINE DEVELOPMENT PLAN

## SABLE GLEN

### TOWN OF FIRESTONE

### WELD COUNTY

### STATE OF COLORADO

### SHEET 2 OF 3

## LAND USE AND ZONING

The Sable Glen development is zoned PUD, with the Outline Development Plan establishing predominantly Residential-A ("R-A") and Open Space ("OS") land use categories, and a small area of restricted Neighborhood Commercial ("NC") land use category. The maximum overall residential density established by this PUD is 2.2 dwelling units per gross acre which would yield - a maximum of 85 residential dwelling units. The land use and development standards for the R-A, OS and NC land use categories shall be as specified herein and in the Firestone Development Regulations, as may be amended from time to time.

The 1.6 acre NC area will incorporate the existing ranch house as either a private single family dwelling unit or its use as an events center with limited commercial uses as defined in the Firestone Development Regulations and specifically stated below:

Events Center  
A publicly or privately owned building devoted to assembly of people for social, professional, or recreational activities such as meetings, weddings, or conferences. Events centers shall be limited in size to facilities serving not more than 1,000 people at any onetime within the building or the group of buildings that comprise the events center. Event centers shall not provide for overnight lodging other than lodging for building caretakers. Event centers shall not include or provide full scale restaurant facilities except for limited kitchen and dining facilities necessary to support catered events.

The Events Center use will be the only commercial land use permitted in the 1.6 acre NC area. Land uses in the OS area will also be as stated in the Firestone Development Regulations with the provision that private golf courses, private recreation centers, private nature center, private botanic gardens, private sport fields or private equestrian centers would be prohibited unless specific compatibly with the neighborhood and adjoining properties can be demonstrated. Any negative impacts from such uses (e.g. excessive noise, dust, traffic, odor, etc.) would specifically need to be mitigated before such use would be permitted.

Architecture, signs, fencing and other design elements will be integrated into a common theme, creating a strong sense of community. Future project amenities shall be designed in a manner consistent with the community theme and may be screened or protected with fencing, walls or landscape treatment as appropriate. Specifically, residential architecture will be high quality and incorporate rock or brick as well as enhanced architectural detailing such as numerous roof pitches on the front elevations, basements where groundwater limitations permit, a minimum building square footage, and "4 sided architecture" along Sable Avenue, corner lots and lots adjoining open space areas.

The property is currently being used for agricultural and a single residence. The existing single-family residence in the NC area will remain (as noted above), however the barns and other existing outbuildings in the R-A areas will be removed.

## LAND USE TABLE

Land Use Category	Acres	Percent Of Total	Maximum Net Residential Density DU/AC	Maximum Gross Residential Density DU/AC	Maximum Potential Number of Residential DUs	Maximum Potential Floor Area Ratio	Maximum Potential Floor Area SF
R-A Residential							
- West Parcel	10.47						
- West Parcel							
Sable Ave. ROW	0.16						
- East Parcels	9.72						
- East Parcels							
Sable Ave. ROW	0.18						
- O.S. Parcel							
Sable Ave. ROW	0.15						
Total R-A	20.68	53%	4.1	2.2	84	na	na
OS Open Space							
- Parcel	16.88						
Total O.S.	16.88	43%					
Subtotal R-A and OS	37.56						
NC Neighborhood Center							
- Parcel	1.51						
- Parcel's							
Sable Ave. ROW	0.11						
Total NC	1.62	4%	0.7	na	1	0.2	14,113
Total ODP	39.18	100%					
ROW Sable Ave.							
ROW (30' N of CL)	0.92						
Total	40.1	100%					

## OPEN SPACE/PARK DEVELOPMENT

The Sable Glen ODP identifies 16.9 acres as the OS land use category. This area represents 42 percent of the total area and is intended for park and open space land uses. Pursuant to the Annexation Agreement for the property, a minimum of 10% of public land dedication is required to be provided in a location and configuration approved by the Town and as specified in the Town Code, during the PDP and FDP

This 16.9 acre area includes the 100 year inundation limits and has the potential to be utilized as a public park. The Owner proposes to dedicate 4.1 acres to the Town per the 10% minimum required public land dedication. The balance of the open space area approximately 12.78 acres will also be dedicated to the Town during the PDP, FDP and Final Plat processes as public land dedication. At a rate of 10%, only 3.9 acres of property would be required as a minimum for public land dedication. This means that if the OS area was dedicated to the Town that an additional 13 acres of property would be provided over the minimum amount. Because of this extraordinary amount of additional open space, the Owner(s) of Sable Glen anticipates relief from the Town in the construction of the 3.9 acres of park area that would otherwise be required.

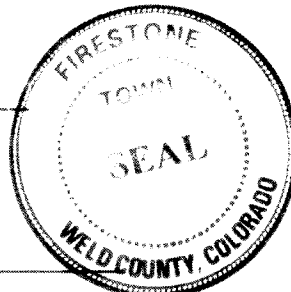
In order for the Town to understand the feasibility of this 16.9 acre OS area for public park and open space uses, additional information will be provided to the Town at the time of PDP and FDP. Such information will further identify physical attributes of the property, including ditches, floodplains, ground water table levels, existing easement, etc..

## PRIVATE MAINTENANCE AND ENFORCEMENT

Dedicated portions of the central open space area will be maintained by the Town as will be specified in the Subdivision Improvement Agreement entered into at the time of Final Plat and FDP. Smaller open space/buffer areas not owned by the Town will be owned and operated by a Homeowner's Association ("HOA") that will be established prior to the recording of the first plat. The HOA will be governed by a set of bylaws and will enforce covenants, conditions and restrictions ("CC&Rs"). The CC&R's will be recorded by way of a Community Declaration which will also be adopted prior to the recording of the first plat.

## APPROVAL BLOCKS

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 11<sup>th</sup> day of MARCH, 2004. By Mike Sauer Mayor  
Judy Hegwood ATTEST: Town Clerk



## ACCEPTANCE BLOCKS

By signing this ODP, the Owner and applicant acknowledges and accepts all of the requirements and intent set forth herein.

Spencer A. Pfeiff Owner  
Spencer A. Pfeiff Applicant

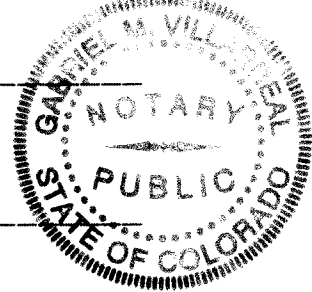
STATE OF COLORADO )  
                                  )S.S.  
COUNTY OF WELD )

The foregoing dedication and ownership was acknowledged before me this 16<sup>th</sup> day of SEPTEMBER, A.D., 2004, by GABRIEL M. VILLARREAL.

Witness My Hand and Seal

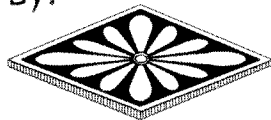
Gabriel M. Villarreal  
Notary Public

9-29-07  
My commission expires



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## FIRESTONE INFORMATION BLOCK

Name of Submittal:	Sable Glen
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	MAP SHEET: NOTES
Preparation Date:	October 29, 2003
Revision Date:	January 13, 2004
Revision Date:	February 20, 2004
Revision Date:	May 20, 2004
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Sheet 2 of 3	



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3 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

# OUTLINE DEVELOPMENT PLAN

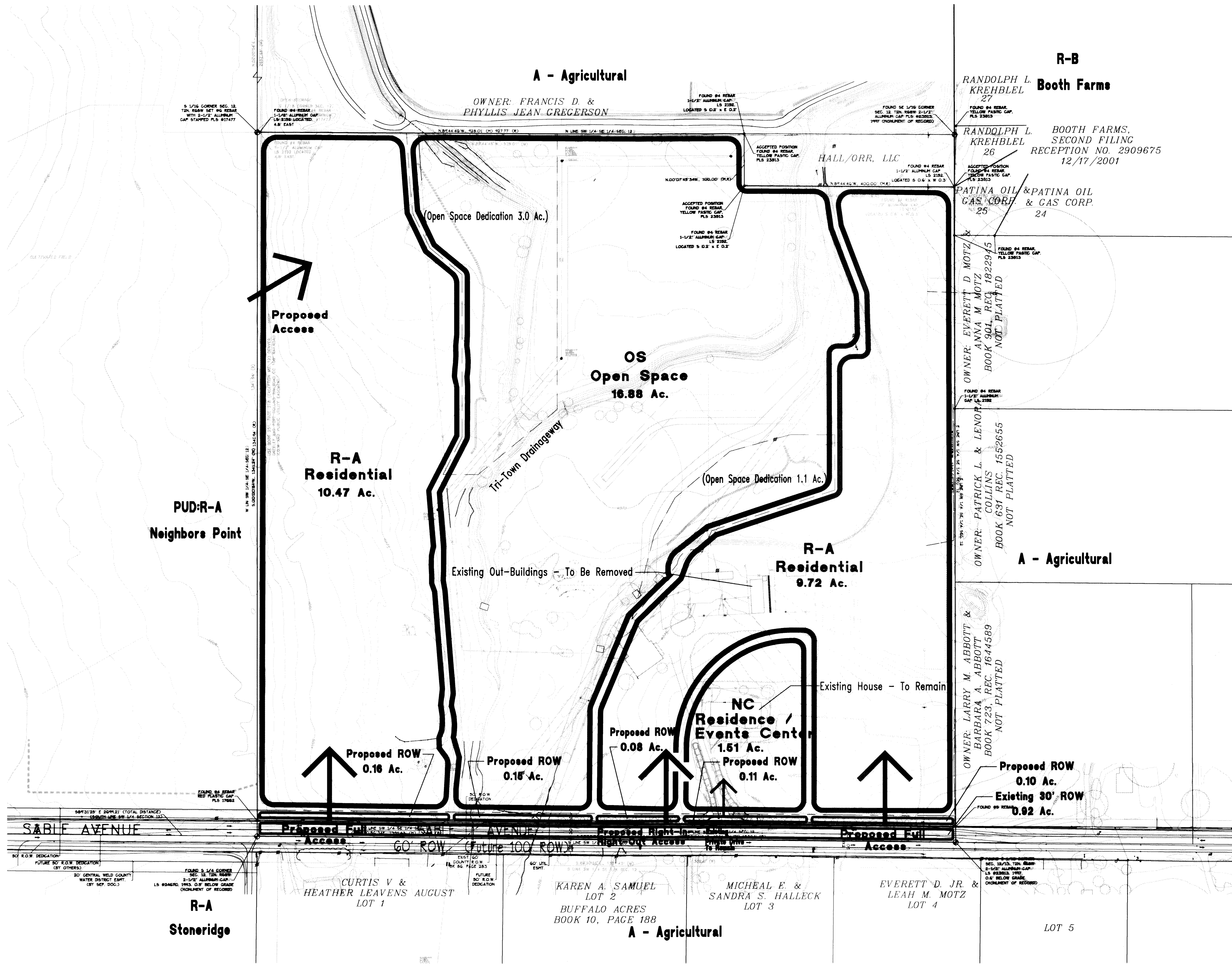
## SABLE GLEN

### TOWN OF FIRESTONE

### WELD COUNTY

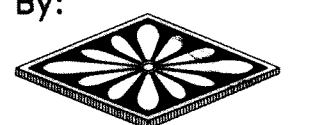
### STATE OF COLORADO

### SHEET 3 OF 3



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FIRESTONE INFORMATION BLOCK	
Name of Submittal:	Sable Glen
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	MAP SHEET: LAND USE PLAN
Preparation Date:	October 29, 2003
Revision Date:	January 13, 2004
Revision Date:	February 20, 2004
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Sheet 3 of 3	



SCALE: 1"=100'  
0' 100' 250'